ffo	ordability Requirements		Developinents with And	nuable on	its iii coii		e with ot		I LIIC ZUI	iiiig by-L	aw			
110	2013		•				A			!4\				
_	2013		updated: 12/17/12 (as per LIP require	ements)	assumptions	(to be adjuste	a annually or	based upton ti	ne particular p	roject)				
<u> </u>					conclusions									
<u>. Е</u>	BASIC ASSUMPTIONS													
4 D	DEFINITION OF INCOMES LEV	ELC		/	-	2	•	4	-		-			
ט ו			sing & Urban Development - (actual p	s / household			ios)	4	5	6	7	8		
	Source of Information. C.C. Bept.		of SMSA median (as provided by HUI		\$33,050	\$37,800		\$ 47,200	\$51,000	\$54,800	\$ 58,550	\$ 62,350		
		80%	of SMSA median (as provided by HUI	D)	\$47,150	\$53,900	\$60,650	\$67,350	\$72,750	\$78,150	\$ 83,550	\$ 88,950		
		100%	of SMSA median		\$66,100	\$75,600	\$85,000	\$94,400	\$102,000	\$109,600	\$117,100	\$124,700		
		110%	of SMSA median		\$72,710	\$83,160	\$93,500	\$103,840	\$112,200	\$120,560	\$128,810	\$137,170		
. T.	ARGET INCOMES FOR EACH	INCC	ME RANGE, IN ORDER TO ES	STABLISH A	MARKETING	G WINDOW								
	< 50%	40%	of SMSA median		\$26,440	\$30,240	\$34,000	\$37,760	\$40,800	\$43,840	\$46,840	\$49,880		
	< 80%	70%	of SMSA median (to be updated as pe	er LIP guidelines	\$41,256	\$47,163	\$53,069	\$58,931	\$63,656	\$68,381	\$73,106	\$77,831		
	< 100%	90%	of SMSA median		\$59,490	\$68,040	\$76,500	\$84,960	\$91,800	\$98,640	\$105,390	\$112,230		
	<110%	100%	of SMSA median		\$66,100	\$75,600	\$85,000	\$94,400	\$102,000	\$109,600	\$117,100	\$124,700		
BA	AFFORDABILITY RATIO: perc			costs		30%	of gross incor	me						
	(this may be modified, depending u	ipon wh	nat is included in condo fee)											
	MONITHI V ORGAN INCOME.	/AI: -	DI E FOR HOUSING COSTS	h		unat to	. 1	L						
M	MONTHLY GROSS INCOME A	AILA												
1			persons	s / household	1	2	3		5	6		8		
			< 50%		\$661	\$756	\$850	\$944	\$1,020	\$1,096	\$1,171	\$1,247		
			< 80%		\$1,031	\$1,179	\$1,327	\$1,473	\$1,591	\$1,710	\$1,828	\$1,946		
1		1	< 100%		\$1,487	\$1,701	\$1,913	\$2,124	\$2,295	\$2,466	\$2,635	\$2,806		
T			<110%		\$1,653	\$1,890	\$2,125	\$2,360	\$2,550	\$2,740	\$2,928	\$3,118		
t					, ,		., -							_
N	NUMBER OF PERSONS PER B	EDRO	ООМ		bedrooms	0	1	2	3	4				_
l			persons/bedroom		no. of brs + 1	1	2			5				
+			,											
1	i l					1								
-														
Ļ	DENTAL LINITS													
. F	RENTAL UNITS													
				drooms / unit	SRO	-	1							_
	JTILITY ALLOWANCE: credit to		enant's housing contribution for utilities	s paid directly by	the tenant	\$ 35	\$ 44	\$ 58	\$ 57	\$71				
	JTILITY ALLOWANCE: credit to			s paid directly by	the tenant	\$ 35	\$ 44	\$ 58	\$ 57	\$71	ng gas.			
ı U	JTILITY ALLOWANCE: credit to in accordance with a schedule development		enant's housing contribution for utilities	s paid directly by	the tenant	\$ 35	\$ 44	\$ 58	\$ 57	\$71	ng gas.			
ı U	JTILITY ALLOWANCE: credit to in accordance with a schedule dev	eloped	enant's housing contribution for utilities and modified, from time to time (9/1/12	s paid directly by 2), by the Brookli	the tenant ine Housing Aut	\$ 35 thority; this cas	\$ 44 se assumes te	\$ 58 enant pays uni	\$ 57 t electric for lig	\$71 ghts and cookin	ng gas.			
U	JTILITY ALLOWANCE: credit to in accordance with a schedule dev	eloped	enant's housing contribution for utilities	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut	\$ 35	\$ 44	\$ 58	\$ 57	\$71	ng gas.			
ı U	JTILITY ALLOWANCE: credit to in accordance with a schedule dev	eloped	enant's housing contribution for utilities and modified, from time to time (9/1/12	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut	\$ 35 thority; this cas	\$ 44 se assumes te	\$ 58 enant pays uni	\$ 57 t electric for lig	\$71 ghts and cookin	ng gas.		`	
ı U	JTILITY ALLOWANCE: credit to in accordance with a schedule dev AFFORDABLE RENTS formula: gross income available for	eloped	enant's housing contribution for utilities and modified, from time to time (9/1/12	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut	\$ 35 thority; this can \$626	\$ 44 se assumes to	\$ 58 enant pays unit	\$ 57 t electric for lig \$ 887	\$71 ghts and cookin \$949	ng gas.		`	
U	JTILITY ALLOWANCE: credit to in accordance with a schedule dev AFFORDABLE RENTS formula: gross income available for	eloped	enant's housing contribution for utilities and modified, from time to time (9/1/12	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut	\$ 35 thority; this cas \$626 \$996	\$ 44 se assumes to \$ 712 \$ 1,135	\$ 58 enant pays unit	\$ 57 t electric for lig \$ 887 \$ 1,416	\$71 ghts and cookin \$949 \$1,520	ng gas.		`	
U P A	JTILITY ALLOWANCE: credit to in accordance with a schedule development of the control of the con	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/12 and modified, from time to time to time (9/1/12 and modified, from time to time to time to time to time to time (9/1/12 and modified, from time to	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut <50% <80% <100%	\$ 35 thority; this case \$626 \$996 \$1,452	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657	\$ 58 enant pays unii \$792 \$1,269 \$1,855	\$ 57 t electric for lig \$ 887 \$ 1,416 \$ 2,067	\$71 ghts and cookin \$949 \$1,520 \$2,224	ng gas.		`	
U P A	JTILITY ALLOWANCE: credit to in accordance with a schedule dev AFFORDABLE RENTS formula: gross income available for	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/12	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut <50% <80% <100% <977	\$ 35 thority; this car \$626 \$996 \$1,452 \$ 1,303	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,383	\$ 58 enant pays unit \$792 \$1,269 \$1,855	\$ 57 t electric for lig \$ 887 \$ 1,416 \$ 2,067	\$71 phts and cookin \$949 \$1,520 \$2,224	ng gas.		`	
U P A	JTILITY ALLOWANCE: credit to in accordance with a schedule development of the control of the con	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/12 and modified, from time to time to time (9/1/12 and modified, from time to time to time to time to time to time (9/1/12 and modified, from time to	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut <50% <80% <100%	\$ 35 thority; this car \$626 \$996 \$1,452 \$ 1,303	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657	\$ 58 enant pays unii \$792 \$1,269 \$1,855	\$ 57 t electric for lig \$ 887 \$ 1,416 \$ 2,067	\$71 ghts and cookin \$949 \$1,520 \$2,224	ng gas.		`	
U P A	JTILITY ALLOWANCE: credit to in accordance with a schedule development of the control of the con	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/12 and modified, from time to time to time (9/1/12 and modified, from time to time to time to time to time to time (9/1/12 and modified, from time to	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut <50% <80% <100% <977	\$ 35 thority; this car \$626 \$996 \$1,452 \$ 1,303	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,383	\$ 58 enant pays unit \$792 \$1,269 \$1,855	\$ 57 t electric for lig \$ 887 \$ 1,416 \$ 2,067	\$71 phts and cookin \$949 \$1,520 \$2,224	ng gas.		``	
2 A	JTILITY ALLOWANCE: credit to in accordance with a schedule development of the control of the con	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/12 and modified, from time to time to time (9/1/12 and modified, from time to time to time to time to time to time (9/1/12 and modified, from time to	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut <50% <80% <100% <977	\$ 35 thority; this car \$626 \$996 \$1,452 \$ 1,303	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,383	\$ 58 enant pays unit \$792 \$1,269 \$1,855	\$ 57 t electric for lig \$ 887 \$ 1,416 \$ 2,067	\$71 phts and cookin \$949 \$1,520 \$2,224	ng gas.		`	
2 A	JTILITY ALLOWANCE: credit to in accordance with a schedule development of the control of the con	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/12 and modified, from time to time to time (9/1/12 and modified, from time to time to time to time to time to time (9/1/12 and modified, from time to	s paid directly by 2), by the Brookli 5.)	the tenant ine Housing Aut <50% <80% <100% <977	\$ 35 thority; this car \$626 \$996 \$1,452 \$ 1,303	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,383	\$ 58 enant pays unit \$792 \$1,269 \$1,855	\$ 57 t electric for lig \$ 887 \$ 1,416 \$ 2,067	\$71 phts and cookin \$949 \$1,520 \$2,224	ng gas.		``	
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U	JTILITY ALLOWANCE: credit to in accordance with a schedule development of the control of the con	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/12 and modified, from time to time to time (9/1/12 and modified, from time to time to time to time to time to time (9/1/12 and modified, from time to	s paid directly by 2), by the Brookli 5.) andard (9/1/12) minus ut	the tenant ine Housing Aut <50% <80% <100% <977	\$ 35 thority; this ca: \$626 \$996 \$1,452 \$ 1,303 \$ 1,268	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,383 \$ 1,339	\$ 58 enant pays uni \$792 \$1,269 \$1,855 \$ 1,623 \$ 1,565	\$ 57 electric for lig \$ 887 \$ 1,416 \$ 2,067 \$ 1,977 \$ 1,920	\$71 ghts and cookin \$949 \$1,520 \$2,224 \$2,150 \$2,079			`	
U	JTILITY ALLOWANCE: credit too in accordance with a schedule devel AFFORDABLE RENTS formula: gross income available for - utility allowance (B.1.) SECTION 8 VOUCHER RENTS: CONDOMINIUM UNITS DEFERATING COST ASSUMPTI	eloped or housi	enant's housing contribution for utilities and modified, from time to time (9/1/1/2) and (A.4.) for no of persons per unit (A.4.) Brookline Payment Sta	s paid directly by 2), by the Brookli 5.) andard (9/1/12) minus ut	the tenant ine Housing Aut <50% <80% <100% \$ 977 iilty allowance	\$ 35 thority; this ca: \$626 \$996 \$1,452 \$ 1,303 \$ 1,268	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,383 \$ 1,339	\$ 58 enant pays uni \$792 \$1,269 \$1,855 \$ 1,623 \$ 1,565	\$ 57 electric for light section of the section of t	\$71 phts and cookin \$949 \$1,520 \$2,224 \$2,150 \$2,079			`	
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U A S S S O C C C C	JTILITY ALLOWANCE: credit to in accordance with a schedule development of the control of the con	ons:	enant's housing contribution for utilities and modified, from time to time (9/1/1/2) ang (A.4.) for no of persons per unit (A. Brookline Payment Sta ties, bldg insurance, replacement re tax rate homeowner exemption	s paid directly by 2), by the Brookli 5.) 5.) andard (9/1/12) minus ut bec beceserve, repairs) 0.01165 \$ 167,761	the tenant ine Housing Aut <50% <80% <100% \$ 977 iiity allowance drooms / unit <80% <100% <	\$ 35 thority; this ca: \$626 \$996 \$1,452 \$ 1,303 \$ 1,268 0 \$250 \$11	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,339 1 339	\$ 58 enant pays uni \$792 \$1,269 \$1,855 \$ 1,623 \$ 1,565 2 \$375 \$13	\$ 57 electric for light should be sh	\$71 this and cookin \$949 \$1,520 \$2,224 \$2,150 \$2,079 4 \$475 \$15 \$81				
U A S C C C P	JTILITY ALLOWANCE: credit too in accordance with a schedule devel AFFORDABLE RENTS formula: gross income available for - utility allowance (B.1.) SECTION 8 VOUCHER RENTS: CONDOMINIUM UNITS DETAILING COST ASSUMPTI CONDOMINIUM UNITS CONDOMINIUM UN	ons:	enant's housing contribution for utilities and modified, from time to time (9/1/1/2) ang (A.4.) for no of persons per unit (A. Brookline Payment Sta ties, bldg insurance, replacement re tax rate homeowner exemption	s paid directly by 2), by the Brookli 5.) 5.) andard (9/1/12) minus ut bec beceserve, repairs) 0.01165 \$ 167,761	the tenant	\$ 35 chority; this ca: \$626 \$996 \$1,452 \$ 1,303 \$ 1,268 0 \$250 \$11 \$17 \$29	\$ 44 se assumes te \$ 712 \$ 1,135 \$ 1,657 \$ 1,383 \$ 1,339 1 \$325 \$12 \$26 \$49	\$ 58 enant pays unit \$792 \$1,269 \$1,855 \$ 1,623 \$ 1,565 2 2 \$375 \$13 \$46 \$72	\$ 57 electric for lig \$ 887 \$ 1,416 \$ 2,067 \$ 1,920 3 \$425 \$146 \$995	\$71 phts and cookin \$949 \$1,520 \$2,224 \$2,150 \$2,079 4 \$475 \$115 \$811 \$112				
O CC	JTILITY ALLOWANCE: credit too in accordance with a schedule devel AFFORDABLE RENTS formula: gross income available for - utility allowance (B.1.) SECTION 8 VOUCHER RENTS: CONDOMINIUM UNITS DETAILING COST ASSUMPTI CONDOMINIUM UNITS CONDOMINIUM UN	ons:	enant's housing contribution for utilities and modified, from time to time (9/1/1/2) ang (A.4.) for no of persons per unit (A. Brookline Payment Sta ties, bldg insurance, replacement re tax rate homeowner exemption	s paid directly by 2), by the Brookli 5.) 5.) andard (9/1/12) minus ut bec beceserve, repairs) 0.01165 \$ 167,761	The tenant The tenant	\$ 35 thority; this ca: \$626 \$996 \$1,452 \$ 1,303 \$ 1,268 0 \$250 \$11 \$17 \$29	\$ 44 se assumes to \$ 712 \$ 1,135 \$ 1,657 \$ 1,383 \$ 1,339 1 \$325 \$12 \$26 \$49 \$75	\$ 58 enant pays uni \$792 \$1,269 \$1,855 \$ 1,623 \$ 1,565 2 2 \$375 \$13 \$46 \$72 \$84	\$ 57 electric for lig \$ 887 \$ 1,416 \$ 2,067 \$ 1,977 \$ 1,920 3 \$425 \$14 \$66 \$95	\$71 phts and cookin \$949 \$1,520 \$2,224 \$ 2,150 \$ 2,079 4 \$475 \$115 \$811 \$112				
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